

SUMMARY OF CONTRACT TOOLS

The following is a summary of the contracts tools which are being made available to Air Force bases under ESPC at no cost to the base:

1) **Technical Assistance and Energy Measurement and Verification (M&V) Support**

This contract (F08637-00-FA090) provides for **Texas Engineering Experiment Station** to evaluate the proposed M&V plan of the Energy Service Contractors (ESCO) on an identified energy conservation measure (ECM) and substantiate that the M&V methods proposed will ensure that the guaranteed savings proposed by the ESCO will be realized by the Government for the term of the ESPC task order. In addition, this contract provides specific technical expertise to evaluate the ESCO's commissioning of selected ECP's. This contract is currently divided into five (5) tasks:

- **Task 1 - MV1** - this task requires the contractor to review the **Phase I report** and provide written comments and recommendations on what M&V and baseline determining methods should be utilized on the proposed ECP's and to attend the kick-off meeting at the base.
- **Task 2 - MV2** - this task requires the contractor to evaluate the M&V plan and baseline accomplished by the ESCO in the **Phase II report** providing written comments and recommendations regarding the effectiveness of the M&V plan, validity of baselines utilized, assumptions made by the ESCO and the methods proposed to ensure the M&V plan will perform as intended and that it will be readily apparent to the Government that the guaranteed savings are occurring.
- **Task 3 - MV3** - no longer available under this contract, but is available under Contract F08637-01-F0107, see below as M&V Cradle to Grave.
- **Task 4 - MV4** - this task requires the contractor to evaluate the ESCO's commissioning of the ECP's/ECM and M&V plan to ensure the installed retrofits is performing as intended and the M&V plan will be effective in quantifying the guaranteed savings.
- **Task 5** – this task requires the contractor to work with AFCESA (Government Project Officer) to develop a total of 18 standardized M&V approaches/plans to provide as an example on the essence of what the Government expects the ESCO to provide under the Air Force Regional ESPC contracts and as a standard for all Air Force accessing any ESPC contracts. **Will be provided to bases upon completion of task.**

2) **Evaluation of Effectiveness of Existing M&V Annual Reconciliation Plans and Energy Measurement and Verification (M&V) Support**

This contract (**F08637-01-F0107**) requires **Texas Engineering Experiment Station** to evaluate an existing ESCO M&V plan to substantiate its effectiveness to quantify that the M&V methods identified for the annual reconciliation period will/will not ensure guaranteed savings for the term of the task order, and to perform an independent audit. In addition, this contract provides technical assistance to the base from receipt of an initial report through the commissioning and annual reconciliation audit. This contract consists of two tasks:

- **Task 1 - MVTest** - Evaluation of Effectiveness of Existing M&V Annual Reconciliation Plan - this task requires the contractor to review and provide a written assessment as to the applicability of the M&V methods utilized by the ESCO on ECP's proposed under an existing M&V plan. In addition to this review, the contractor will develop an independent test and annual test plan to verify savings on the ECP/ECM identified in the existing ESPC task order to compare the guaranteed savings obtained from the two plans.
- **Task 2 - MVCG** - Energy Measurement and Verification (M&V) Support - this task requires **"cradle to grave"** technical assistance to the base from the receipt of an initial report through the commissioning and annual reconciliation audit.

3) **Cost Estimating Support**

- **CE** - Cost Estimate - this contract (**F08637-98-D6000/5067**) requires the contractor (**Jacobs Facilities, Inc./EarthTech**) to provide an in-depth construction cost estimate review of selected ECP's proposed by the ESCO in a Phase II report. This review and subsequent report requires the contractor to address all pertinent conclusions and recommendations in a clear and concise manner the can be used by the Contracting Officer in establishing and defending the negotiation position.

4) **Financial Analysis and Price Reasonableness Support**

This contract (**F08637-98-D6000/5066**) provides for the contractor (**Jacobs Facilities, Inc./EarthTech**) to provide the expertise for a thorough and comprehensive analysis of the financial arrangement used to fund the ECP's/ECM proposed by the ESCO in a Phase II report, and provides assistance to the Contracting Officer in developing methods and approaches for negotiations. This contract consist of two tasks:

- **Task 1 - FA** - Financial Analysis - this requires the contractor to provide an in-depth analysis of the financing transaction costs only and to assist the Contracting Officer in establishing the index rate as reasonable and in conducting negotiations with the ESCO.
- **Task 2 - PR** - Price Reasonableness Support - this requires the contractor to provide a comprehensive in-depth technical and pricing analysis of the Phase II report that will assist the Contracting Officer in establishing price reasonableness

and in conducting negotiations. The contractor is available to travel to the base to assist in negotiations; however, the travel cost is funded by the base.